City of Santa Barbara
Planning Division

Memorandum

DATE: November 7, 2019

TO: Single Family Design Board

FROM: Robert Dostalek, Associate Planner

SUBJECT: 1553 Shoreline Drive, Continued Conceptual Review

The SFDB last reviewed the subject project on August 5, 2019. At that time, staff apprised the SFDB of visual resource policies from the City's soon-to-be-certified Coastal Land Use Plan (e.g., View Corridor, Visual Evaluation, etc.). Since that time, at the request of the applicant, the project received concept review by the Planning Commission (PC) to further examine the applicability of coastal visual resource policies and to solicit early project feedback.

At their October 3, 2019 meeting, the PC determined the project site does not constitute a "View Corridor" as defined in the Coastal Land Use Plan. Additionally, the PC provided comments and guidance on the project design alternatives presented by the applicant.

The applicant is now returning to the SFDB with a revised design that responds to the PC comments. Specifically, to address policies pertaining to scenic public views from Shoreline Drive to the ocean, the applicant has increased the interior setbacks to provide expanded visual relief between the proposed building and the property boundaries. To accomplish this, the project has been revised in the following manner:

- **The garage footprint of the current plan provides two additional feet of interior setback from the western property boundary compared to the plan presented to SFDB on August 5, 2019 (8-foot setback vs. 6-foot setback).**
- **At its closest point, the residence footprint of the current plan provides 6 additional feet of interior setback from the eastern property boundary compared to the August 5, 2019 SFDB plan (12 feet vs. 6 feet).**
- **The floor area on the first floor has been reduced by approximately 264 square feet.**

Although coastal visual resource policies have been preliminarily addressed, the project is still subject to the SFDB's standard purview of review for design appropriateness related to size, bulk, scale, landscaping, and neighborhood preservation.